

Jonathan Hunt

ESTATE AGENCY

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6 Owles Lane, Buntingford, SG9 9JA

Price Guide £799,995

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Detached Home on a 0.3-Acre Plot offering Space, Flexibility and a Peaceful Setting

Tucked away in a quiet, well-regarded part of town, this extended four-bedroom detached home sits on a generous 0.3-acre plot and offers an impressive amount of space, both inside and out. It's a property that adapts easily to different lifestyles, whether you're looking for room for a growing family, space to work from home, or the potential for multi-generational living. The ground floor is particularly versatile, with two comfortable double bedrooms and a wide choice of living areas. A bright lounge looks out over the garden, while the formal dining room, snug, family room and dedicated study give you the freedom to shape the layout to suit your need, be it work, relaxation or entertaining. The modern kitchen/breakfast room, supported by a practical utility area, keeps day-to-day life running smoothly. The south-facing rear garden is a real highlight. Exceptionally private and beautifully tended, it enjoys sunlight throughout the day and offers a mix of mature planting, quiet corners to sit and unwind, and a productive kitchen garden. It's a space that feels calm and secluded, ideal for outdoor dining, children's play or simply enjoying the surroundings. A generous driveway to the front provides ample off-street parking.



ENTRANCE HALL

BEDROOM ONE 14'11" x 10'7" (4.56 x 3.24)

BEDROOM THREE 15'1" x 9'9" (4.6 x 2.99)

STUDY 10'7" x 9'4" (3.23 x 2.87)

DINNING ROOM 16'0" x 7'6" (4.9 x 2.29)

SNUG 14'11" x 7'8" (4.55 x 2.36)

LOUNGE 15'7" x 11'3" (4.76 x 3.43)

BATHROOM 9'2" x 8'9" (2.81 x 2.69)

KITCHEN BREAKFAST ROOM 11'10" x 8'9" (3.61 x 2.67)

UTILITY ROOM 9'0" x 8'8" (2.76 x 2.65)

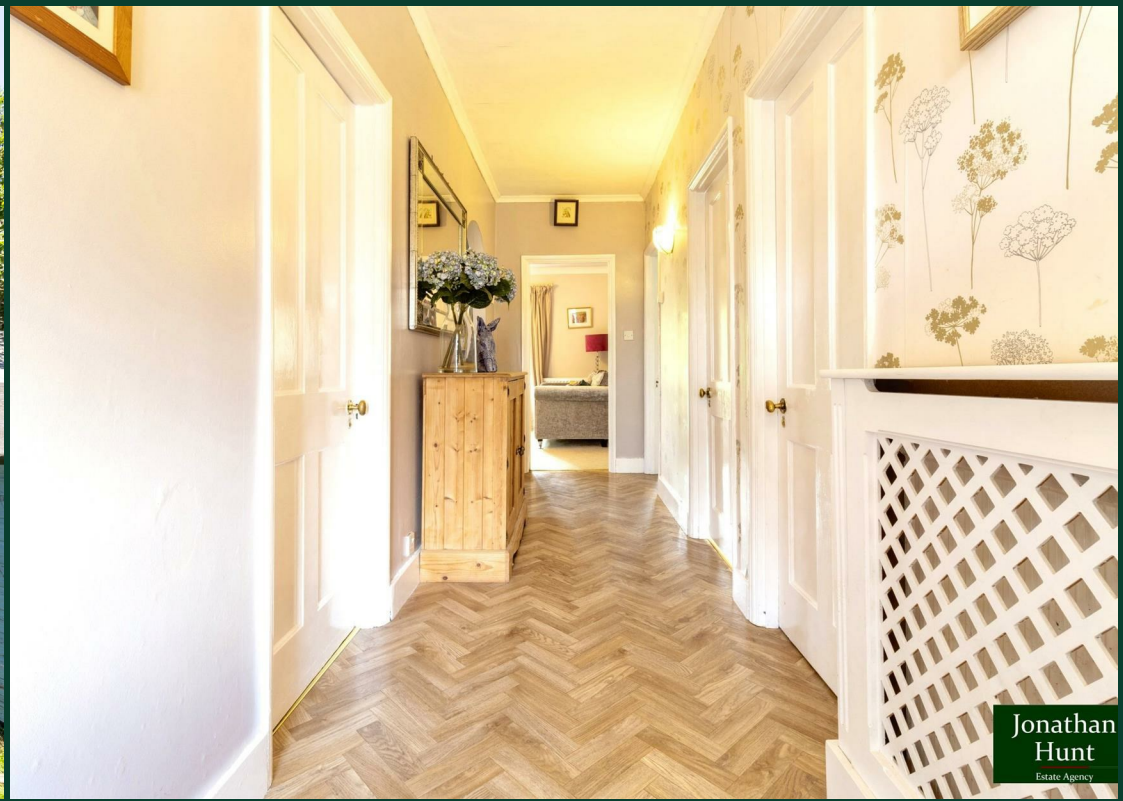
KITCHEN 21'1" x 9'6" (6.45 x 2.91)

FIRST FLOOR

BEDROOM TWO 15'8" x 12'0" (4.79 x 3.68)

BEDROOM FOUR 15'7" x 6'11" (4.76 x 2.11)

SHOWER ROOM 6'5" x 5'4" (1.98 x 1.63)



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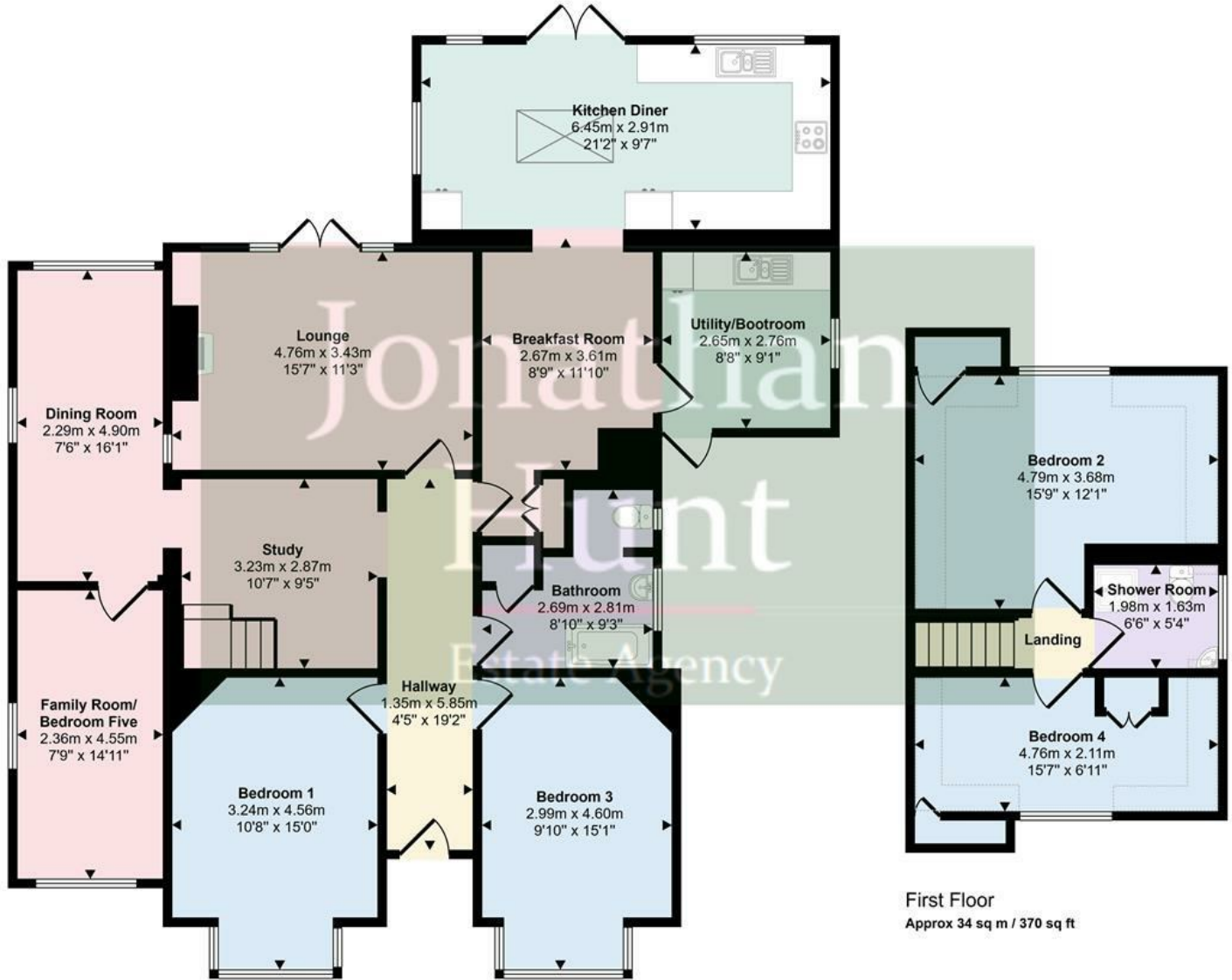
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Approx Gross Internal Area
169 sq m / 1818 sq ft

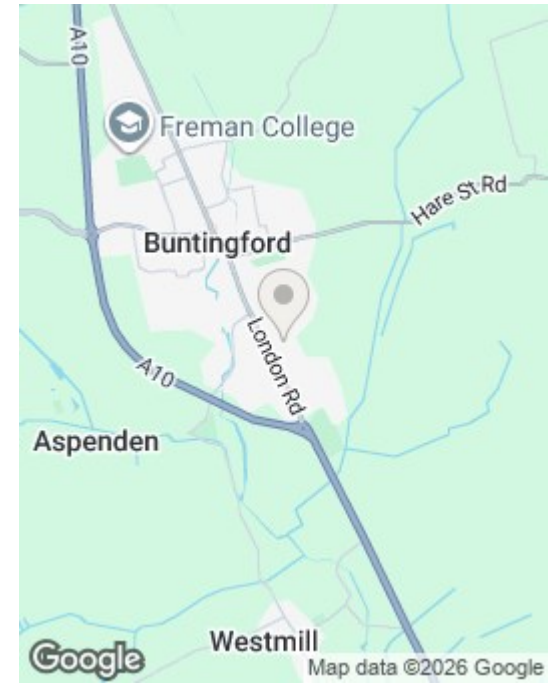


Ground Floor
Approx 135 sq m / 1448 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor
Approx 34 sq m / 370 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 61 | 72 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |